

MINUTES

Cascade Charter Township Planning Commission
Monday, July 10, 2006
7:00 p.m.

ARTICLE 1. Chairman Goldberg called the meeting to order at 7:00 p.m.
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards, Robinson.
Members Absent: None
Others Present: Planning Director Peterson, Deputy Clerk Biegalle and approximately eight (8) members of the public.

ARTICLE 2. Chairman Goldberg led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman Goldberg requested motion for approval of the July 10th agenda. **Member Robinson motioned for approval of the agenda, supported by Member Richards. The motion carried.**

ARTICLE 4. **Member Koessel requested on page 4 (four) of the June 5, 2006 minutes (at the top of the page) there is a grammatical error as it relates to some discussion we had back and forth about the cell tower, the content is correct, it is just not grammatically correct. Motion was made by Member Lewis and supported by Member Robinson to give Deputy Clerk Biegalle the freedom to make the change as requested and also to approve the minutes as corrected. Motion carried.**

ARTICLE 5. **Case #05-2747 Oak Harbor**
Recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance.

Chairman Goldberg asked Staff for a presentation. Planning Director Peterson stated that there were a couple of things that needed to be noted. The Planning Commission has already had the Public Hearing and has awarded the Preliminary Approval back in November. The applicant is getting some the final issues together back in front of the Planning Commission for the recommendation for the Township Board. The rear yard setbacks, which were extended to forty (40) feet has occurred, with the exception of Lot 11. In getting the Township Engineers approval, they are putting in small "detention pond". They have shortened up Lot 11 by about 100 ft., leaving Lot 11 with a normal twenty-five (25) foot

setback. Planning Director Peterson is asking the Planning Commission makes a recommendation to the Township Board for approval of the plan as you see it and with the PUD Ordinance in front of the Commission. The applicant has reviewed the document and has approved the language.

Chairman Goldberg opened the meeting for questions of Staff and Member Lewis inquired about the rear lot lines regarding if it took land out of the natural reserve area. Planning Director Peterson stated that it did not. They already had the buffer zone that we had asked for.

Member MacAllister asked if a nature preserve pathway was a condition of this project. Planning Director Peterson said that the ten (10) conditions were listed and there was not a condition of phasing in the walkway.

Being no other Commissioners' comments, Chairman Goldberg asked the Applicant if he wanted to add anything during the meeting. Dan Schaafsma from Latitude Engineering and Surveying was present representing Koetje Builders and Developers. Mr. Schaafsma had no additional comments.

Chairman Goldberg requested a motion and **Member Lewis motioned for a recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance, supported by Member McDonald. Motion carried.**

ARTICLE 6.

Case #06-2812 MVP Sportsplex

The applicant is requesting a basic plan review for the redevelopment of two existing PUD's into a new Planned Unit Development.

Planning Director Peterson reviewed the site plan with the Commission. The project incorporates two existing PUD's, one is an existing driving range and the other was originally approved for multiple office buildings, only one office has been built with the rest remaining vacant.

Planning Director Petersen reviewed his submitted Staff Analysis as follows:

- The applicant is requesting Basic Plan Review in order to redevelop the existing driving range and the vacant portion of the Spruce Meadows office project into a new project.

- The project consists of outdoor soccer fields and an indoor facility. The small pro shop that is in use for the driving range would also remain and serve in a similar fashion.
- The driving range property (Cascade Golf Center) was approved as part of its own PUD rezoning in 1992. I have attached the existing Cascade Golf Center PUD ordinance for your review. As you will see some specific development standards were approved to recognize the adjacent residential homes along Kraft Ave. The underlying zoning for the driving range was R1 residential. The current Master Plan designation is commercial. As you will see from the current uses listed in the Cascade Golf Center PUD, similar type of recreation uses are allowed.
- The Spruce Meadows project was approved in 1994 and to date only one office buildings was constructed. This project has some specific development standards also due to the residential use to the east. I have attached the existing Spruce Meadows P.U.D. for your review. The underlying zoning was B-2. The current Master Plan designation is commercial.
- The plan does not provide any vehicular connection to the Turnberry project to the north. This connection was planned for when Turnberry was approved.
- The pedestrian connection that is being made to Turnberry does not appear to be very “pedestrian friendly”. Other options should be explored to come up with a more “pedestrian friendly” connection.
- Our regulations require 1 parking space per 4 persons at capacity. The plan meets that requirement.
- The applicant should also provide the calculations for the parking lot landscaping to make sure that they have provided the required amount of landscaping.
- Height of the building proposed is shown as 39’ to the peak and 34’ to the midpoint. The standard for the current project is 35’ to the midpoint.
- They have proposed a pathway extension that would provide a connection from 28th St Ct to their north property line. This connection would then eventually connect to the path along Burton to the sidewalks along 28th St.. The applicant should provide documentation from Turnberry and the KCRC that the connection could be made. If the vehicular connection is not made at the west side of the property this may be a more “pedestrian friendly” area to make the pedestrian connection.

- Lighting at the site needs to be provided especially for any night activity of the fields. The lighting plan should include the light levels and pole height of each pole.
- The applicant shows two large signs on the side of the buildings. Both of these signs exceed the normal allowance for wall signage. I believe they are also planning on utilizing the existing ground mount sign that the driving range currently uses. The driving range also has signage on the off-premise sign along 28th St, Kraft Ave and the highway sign in front of Meijer.
- The applicant has indicated that the stormwater from the site will be handled by the existing stormwater system in the area. They have obtained a letter from the KCDC regarding this. This will need to be confirmed by FTCH.

Planning Director Peterson stated that before proceeding to the Preliminary Development plan review (Public Hearing), he would recommend that the Planning Commission address the following:

1. Have FTCH confirm that the stormwater issues can be handled by the existing infrastructure.
2. Discuss the allowance for increase in wall signage as a total sign package.
3. Have the developer provide a photometric lighting plan.
4. Have the developer provide the hours of operation for the buildings and fields.
5. Have the developer provide details of the screening between the homes on Kraft Ave and their project.
6. Have the developer provide details of the parking lot landscaping
7. Discuss the vehicular connection to Turnberry.

Chairman Goldberg inquired whether or not the Turnberry Developer had been spoken to regarding the project and what was their reaction to the project. Planning Director Peterson stated the Turnberry Developer had been contacted by both the applicant and himself. Planning Director Peterson also said the Turnberry Developer was generally in support of the project. They identified a few items i.e., the screening issues, hours of operation, lighting.

Chairman Goldberg opened the meeting for questions of Staff and Member McDonald asked what the buffer was and how close it is going to be to the bike path. Planning Director Peterson stated that it is 50 ft to the path.

Member MacAllister asked for an explanation of the direction we are going to take with the pathways on the Meijer site. There seems to be not connectivity with this site and Meijer. Is there any opportunity to link this to this project. Planning Director Peterson

stated that the proposed pathway would provide the first link and then eventually you would go south towards and east through the private drive. Member MacAllister said she was thinking along the 28th St. Ct. Road to have that connection and then bringing it into the two facilities. Is there any "loop" of sidewalk connection? Planning Director Peterson stated that his priority was to connect the Burton St. to the 28th St. sidewalks to provide for that connection on the way through. He did not see that this would be a pedestrian connection site.

Member MacAllister inquired about signage requirements and also viewing bleachers and team areas.

Chairman Goldberg asked who was present on behalf of the applicant. Peter Baldwin with AMDG Architects was present with Mike Baker from Excel Engineering as well as Carl Droppers, Vice President of MVP Sports. Mr. Baldwin did an overview with a Power Point presentation to the Board regarding the proposed complex. Some of the issues addressed were as follows:

- Geared toward family
- Fieldhouse is tailored to host Leagues (i.e., basketball/volleyball)
- Outdoor facilities (field soccer/lacrosse)
- Natural Buffer
- Parking
- Lighting
- Signage
- Landscaping
- Pedestrian traffic

After much discussion, the following items will be required to be provided/clarified to the Planning Commission prior to the Public Hearing:

- Address the comments from FTCH e-mail dated 7/6/06
- Address the Comments from the Cascade Fire D department letter dated 7/3/06.
- Limit the total sign package to no more than 400 sq. ft for all signage, including the off-premise signs.
- Provide a photometric plan that includes the type of fixtures and the height of each pole.
- Provide a description of the type and location of security lighting that is planned.
- Provide the hours of operation for the buildings and fields. This includes both indoor and outdoor activities.

- Provide details of the screening between the homes on Kraft Ave. and the project to the north. This should include type of screening as well as location and whether or not the landscape screening is on your property or not.
- Provide the calculations for internal parking lot landscaping as well as the type of planting proposed.
- Provide interior sidewalk connections between the fields, parking areas and building.
- Provide different options on what can be done to make the façade more attractive or break up the large mass of the building especially as it relates to the North side of the building.
- Indicate on the plans the location and size of the proposed bleachers.
- Provide details of the planned Public Address system. When will the system be used and where will the speakers be located?
- What type of natural and man made screening will be used to prevent play equipment from entering the property to the North.

ARTICLE 7.

Case #06-2807 Zoning Ordinance Amendment, Antenna Proposed Amendments for Antennas.

Chairman Goldberg request Planning Director Peterson to review the changes as shown in the handout to the Planning Commission. Planning Director Peterson stated that the changes are an attempt to limit the location to specific items as well as provide some criteria for increasing the height of an antenna. Planning Director Peterson is asking the Planning Commission to set the Public Hearing to invite the public in to consider the request for the August 7th, meeting.

Member MacAllister asked if the images incorporated in the amendment be added as exhibits. Planning Director Peterson thought that it would be a good idea.

Member Koessel questioned, “power towers” that run through residential areas referencing the 12 months clause. Planning Director Peterson stated that did not have 12 months it was if it becomes unused for 12 months. Then they have 90 days to remove it. Discussion followed.

Planning Director Peterson stated that if everything looked all right, that Staff would notice it for Public Hearing.

ARTICLE 8.

Case #06-2813 Zoning Act Amendment

Proposed Amendments as a result of PA 110 of 2006 – Michigan Zoning Enabling Act.

Planning Director Peterson reviewed the “cleaning up” changes within the Zoning Enabling Act. The attorneys noticed that we had some repetitive criteria for zoning variances that needed to be cleaned up. The other change was to come in line with the new act. There are some changes for notification requirements, which require some applicants to have their stuff a little bit into staff on a more timely basis because of those noticing requirements. Other than that, it is “cleaning up” as a result of the Act and the Township Attorney taking a look at the entire chapter. Planning Director Peterson was asking for a public hearing to be set for August 7th.

Member Lewis asked if the Board of Zoning Appeals get a copy of the proposed changes. Planning Director Peterson said there would be no problem with that. Discussion followed.

ARTICLE 9.

Other Business

Member Koessel brought up an issue the Township Board had asked to bring to the Planning Commission regarding a restriction on vehicle storage in the side yard of a residential property. Planning Director Peterson clarified the Township Boards request as determining if the issue is a zoning issue or a nuisance issue. Discussion followed.

ARTICLE 10.

Adjournment

Member Robinson moved to adjourn with Member MacAllister supporting. Motion carried.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Denise M. Biegalle, Deputy Clerk

Steve

From: Michael Deem
Date: Tuesday, July 18, 2006 8:06 AM
To: Steve
Subject: FW: Cascade Vet Hospital - Profile

-----Original Message-----

From: Gill, Aaron [mailto:ajgill@FTCH.com]
Sent: Tuesday, July 11, 2006 11:49 AM
To: Mike Baker; Michael Deem
Cc: Bill Granzow
Subject: RE: Cascade Vet Hospital - Profile

Like, we have reviewed the submitted profile and soil boring information for the proposed Cascade Veterinary Clinic. From the soil information given for Auger Hole A we are concerned that a clay layer may exist approximately 10 feet below the proposed infiltration basin. This may result in groundwater from the proposed infiltration basin weeping through the hill side near Auger Hole A. However, we also realize that this may be an isolated clay pocket considering none of the other soil borings show clay soils.

Based on the information provided we will not deny approval of the infiltration basin in its proposed location. However, as stated above, we are still concerned that a problem may develop. Our approval will be based on the understanding that it will be the developer's responsibility to correct any problems that develop as a result of the proposed Cascade Veterinary Clinic infiltration basin.

We look forward to receiving and reviewing final plans. At that time, we will conduct a full review and offer additional comments.

Please contact our office if you have any questions.

Thank you,
 Aaron J.M. Gill, P.E.
 Civil Engineer
 Fishbeck, Thompson, Carr & Huber, Inc.
 515 Arboretum Drive, SE
 Grand Rapids, MI 49546
 (616) 464-3930
 www.ftch.com

From: Mike Baker [mailto:mbaker@exxelengineering.com]
Sent: Thursday, July 06, 2006 10:10 AM
To: Gill, Aaron
Cc: Bill Granzow
Subject: Cascade Vet Hospital - Profile

Aaron;
 Here is the profile of the Vet Hospital site showing the borings.

Michael Baker, PE
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7/18/2006